

039.0

0004

0001.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

689,200 / 689,200

USE VALUE:

689,200 / 689,200

ASSESSED:

689,200 / 689,200


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
140		DECATUR ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BRENNAN WILLIAM F & RITA F

Owner 2: LIFE ESTATE

Owner 3:

Street 1: 140 DECATUR ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: BRENNAN WILLIAM F & RITA F -

Owner 2: -

Street 1: 140 DECATUR ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .187 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1938, having primarily Clapboard Exterior and 2438 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8129		Sq. Ft.	Site		0	64.	0.82	3									424,877						424,900	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		8129.000	264,300		424,900	689,200			25902
							GIS Ref		
							GIS Ref		
							Insp Date		
							06/13/18		

PREVIOUS ASSESSMENT

Parcel ID 039.0-0004-0001.B							
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2022	101	FV	264,300	0	8,129.	424,900	689,200
2021	101	FV	255,300	0	8,129.	424,900	680,200
2020	101	FV	255,400	0	8,129.	424,900	680,300
2019	101	FV	213,100	0	8,129.	385,000	598,100
2018	101	FV	213,100	0	8,129.	365,100	578,200
2017	101	FV	213,100	0	8,129.	318,700	531,800
2016	101	FV	213,100	0	8,129.	272,200	485,300
2015	101	FV	200,300	0	8,129.	252,300	452,600

SALES INFORMATION

TAX DISTRICT								PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRENNAN WILLIAM	59771-381		8/16/2012	Convenience	1	No	No		
	9234-261		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/24/2017	320	Siding	17,550	C				
1/31/2017	109	Redo Bat	10,370	O				

ACTIVITY INFORMATION

Date	Result	By	Name
6/13/2018	MEAS&NOTICE	CC	Chris C
4/21/2009	Meas/Inspect	372	PATRIOT
3/1/2000	Meas/Inspect	197	PATRIOT
8/17/1993		KT	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type:	5 - Cape			Full Bath:	1	Rating:	Average	GULF GAS STATION.										
Sty Ht:	1T - 1 & 3/4 Sty			A Bath:		Rating:												
(Liv) Units:	1	Total: 1			3/4 Bath:	1	Rating:	Average										
Foundation:	1 - Concrete			A 3QBth:		Rating:												
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average											
Prime Wall:	2 - Clapboard			A HBth:		Rating:												
Sec Wall:		%		OthrFix:		Rating:												
Roof Struct:	1 - Gable			OTHER FEATURES														
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average	1st Res Grid Desc: Line 1 # Units 1										
Color:	GRAY			A Kits:		Rating:												
View / Desir:				Fpl:	2	Rating:	Average											
GENERAL INFORMATION				WSFlue:		Rating:												
Grade: C - Average				CONDOS INFORMATION														
Year Blt:	1938	Eff Yr Blt:		Location:														
Alt LUC:		Alt %:		Total Units:														
Jurisdct:		Fact: .		Floor:														
Const Mod:				% Own:														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Exterior:	No Unit	RMS	BRS	FL						
Prim Int Wal	2 - Plaster			Functional:			%	Interior:	1	8	4							
Sec Int Wall:		%		Economic:	C - Com Locatio	5.0	%	Additions:										
Partition:	T - Typical			Special:			%	Kitchen:										
Prim Floors:	4 - Carpet			Override:			%	Baths:										
Sec Floors:		%		Total:	34.45	%		Plumbing:										
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:										
Subfloor:				Basic \$ / SQ:				Heating:										
Bsmnt Gar:				110.00				General:										
Electric:	3 - Typical			Size Adj.: 1.25379527				Totals	1	8	4							
Insulation:	2 - Typical			Const Adj.: 0.99000001														
Int vs Ext:	S			Adj \$ / SQ: 136.538														
Heat Fuel:	2 - Gas			Other Features: 97500														
Heat Type:	1 - Forced H/Air			Grade Factor: 1.00														
# Heat Sys:	1			NBHD Inf: 1.00000000														
% Heated:	100	% AC:		NBHD Mod:														
Solar HW:	NO	Central Vac: NO		LUC Factor: 1.00														
% Com Wal		% Sprinkled		Adj Total: 403174														
				Depreciation: 138894				Juris. Factor:		Before Depr:	136.54							
				Depreciated Total: 264281				Special Features:	0	Val/Su Net:	87.23							
								Final Total:	264300	Val/Su SzAd:	151.98							
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 039.0-0004-0001.B										IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:																	Total:
	Total Special Features:																	